Reasonable housing to economically weaker sections at Greater Noida by Sanjay Kumar

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The Master Plan 2021 earlier provided for less than five percent housing for EWS and LIG category, however currently the authority has increased it to 20-25%. The choice was taken once considering the actual fact that Greater Noida being an industrial township can got to fulfill the longer term demand for cheap housing units for workers working in industries.

Apart from housing, the revised master plan has marked sites and locations for Metro, solid waste disposal, expressways, railway station, sewage treatment plants (STP) and bus terminals on the land-use plan.

The Authority had earlier proposed development plan on population/density basis but that was disapproved by the planning board. This proposed area varied with what's laid down within the NCR Regional Plan 2021.

Alterations to the land-use started by the Greater Noida Authority, the Noida City Rural Planning Board has deleted the differentiated area as proposed future urbanizable areas adjacent to bigger Noida within the previous master plan. Many localities in new age towns have shown on the land-use set up have conjointly been deleted.

To ensure sustainable development within the Greater Noida Extension, the planning board has ordered the Greater Noida Authority to organize an Environmental Master Plan. This set up can got to be an integral part of Master Plan 2021. To take care of optimum green concealment, the design board had prompt the Authority to take care of minimum green space in Greater Noida at 16 percent of total urbanisable space. The authority, that had earlier conjointly included 'institutional greens' beneath the ambit of total green concealment, can currently make sure that this category is excluded in calculating total green concealment of Greater Noida. Out of a complete urbanisable space of 22255 hectares, the minimum green space to be maintained by the Authority is 3580 hectares. This green concealment are going to be preserved and guarded and not subjected to any land-use modification within the future.

In the earlier master plan, Greater Noida Authority had included industries engaged in production of pesticides, caustic soda, nitric acid and sulphuric acid in the list of permissible industries. Directions from the Authority has deleted the names of those polluting industries from the list of industries that may be got wind of within the region.

The circle rate of property in Greater Noida is ready to be hiked by ten to thirty percent. The Gautam Budh Nagar administration has granted approval to the new rates and has invited objections if any, from the general public. The district magistrate said that he can grant a final approval to the hike in an exceedingly meeting on July sixteen. The new rates are going to be applicable across the district from July seventeen onwards and every properties within the district are going to be registered at the new circle rate thereafter.

The objection of the residents on the hike are going to be taken by the registry department until July thirteen. Whereas the circle rates for residential and group housing may will be increased by around fifteen to thirty percent, the circle rate for institutional and business properties is probably going to be hiked by around twenty to thirty percent and also the circle rate for the commercial sector by 10 percent.

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Sanjay Kumar writes on behalf of PropTiger which is an independent real estate advisor with a pan-India presence. PropTiger aspire to be your first port of call if you want to buy a Residential a Property in Greater Noida.

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